



smarthomes

Ledwell

Dickens Heath, Solihull, B90 1SL

- A Beautifully Presented Detached Family Home
- Three Good Size Bedrooms
- Conservatory & Dual Aspect Lounge
- Dual Aspect Breakfast Kitchen
- En-Suite Shower Room & Family Shower Room

OIRO £400,000

EPC Rating - 67

Current Council Tax Band - D





Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

The property is set back from the road behind a block paved courtyard with two off road parking spaces and canopy porch with composite front door leading through to

Entrance Hall

With ceiling light point, laminate flooring, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to



Dual Aspect Lounge

16' 5" x 10' 3" (5m x 3.12m) With double glazed window to front elevation, double glazed windows and door leading out to the rear garden, two ceiling light points, coving to ceiling, radiator, decorative electric fire suite and opening into

Conservatory

10' 11" x 11' 6" (3.33m x 3.51m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, radiator and laminate flooring



Dual Aspect Breakfast Kitchen

16' 5" x 9' 8" max (5m x 2.95m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with stainless steel splashback and extractor canopy over, inset eye-level oven, grill and microwave oven, integrated dishwasher, space for American style fridge freezer, central island, radiator, ceiling light points, double glazed window to front elevation, double glazed windows and door leading out to the rear garden, door to useful under-stairs storage cupboard and further door leading into



Utility Room

8' 3" x 5' 8" (2.51m x 1.73m) With double glazed window to rear elevation, wall and base units, laminate work surface, ceiling light point, space and plumbing for washing machine and tumble dryer, laminate flooring and door leading into

Study

8' 0" x 8' 3" (2.44m x 2.51m) With ceiling light point and power points

Landing

With access to loft space, ceiling light point, wall lighting, radiator, double glazed window to rear elevation, useful cupboard and doors leading off to



Bedroom One to Rear

14' 5" plus wardrobes x 12' 3" max (4.39m x 3.73m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Two to Front

11' 0" x 10' 5" (3.35m x 3.18m) With double glazed window to front elevation, radiator, ceiling light point, built-in wardrobes and door leading through to



En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising shower enclosure, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to splashback areas, ladder style radiator, shaver socket and ceiling light point

Bedroom Three to Front

9' 9" x 6' 4" (2.97m x 1.93m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Shower Room to Front

Being re-fitted with a three piece white suite comprising shower cubicle with multi-jet shower, WC with enclosed cistern and oversized vanity sink, obscure double glazed window to front, ladder style radiator, aquaplaning to splashback areas, tiled flooring and ceiling light point

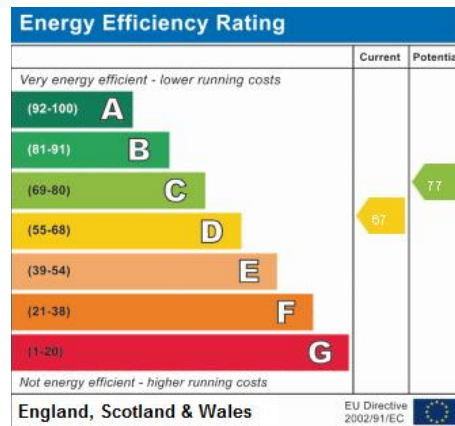
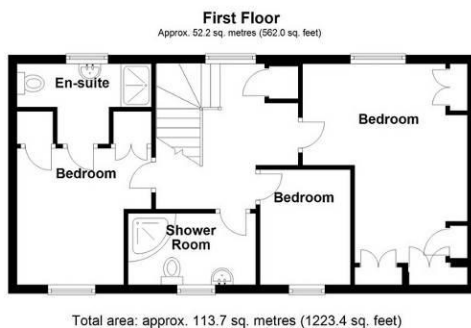
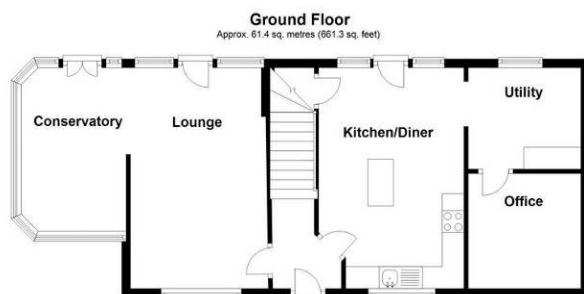


Rear Garden

Extending to the rear and side with lawned area, gravel and paved areas, shrub borders and walls and fencing to boundaries

Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease and a combined service charge and ground rent of approx. £106 per annum, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D



316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.